



**GRASSROOTS**  
REALTY GROUP

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**145 Saddlecrest Circle NE**  
**Calgary, Alberta**

**MLS # A2229550**



**\$1,100,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,855 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

**Inclusions:** none

WELCOME to your dream home in the heart of Saddle ridge NE Calgary's desirable community! With a wide 38-foot frontage and a thoughtfully designed layout, this beautiful property is ideal for first-time home buyers and growing families. Step inside through elegant double doors with open to below area and to an open-concept main floor featuring 9-foot flat ceilings and rich hardwood flooring that adds both space and style. A full bedroom and bathroom with a sleek 10mm glass shower on the main floor make this home perfect for multi-generational living or accommodating guests. Enjoy cooking in the modern chef's kitchen, complete with a stylish backsplash, oversized countertops, and plenty of cabinet space. A separate spice kitchen with gas stove adds extra convenience—perfect for busy family meals and entertaining. Upstairs, you'll find a large bonus room with wide stairs and glass railings leading the way—an ideal space for movie nights or a kids' play area. The luxurious double-door master bedroom offers a relaxing retreat, complemented by two additional good-sized bedrooms and a forth bedroom with 4 pic private bathroom—perfect for teens or extended family. What makes this home truly stand out is the income potential: it includes two basement units—a legal 2-bedroom suite and a separate studio—ideal for rental income or mortgage support. Don't miss this amazing opportunity to own a spacious, modern home designed with families in mind. Call your favorite REALTOR today to schedule a private tour!